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## **Belmont Historic District Commission**

### **MEETING MINUTES**

Thursday, March 23, 2017

Belmont Town Hall, Conference Room 2

**Commission Members Present:** Lauren Meier, Co-Chair; Lisa Harrington, Co-Chair; Karl Leabo; Michael Chesson; Nushin Yazdi; Terry McCarthy; Michael Smith; Kathleen Fahey; Lydia Ogilby, Member Emerita

Jeffrey Wheeler, Office of Community Development (OCD); Spencer Gober, OCD

**Not Present:** Jacob Cohen, Elizabeth (Sue) Pew

### **Meeting Notes:**

**1. 7:00pm Meeting called to order.**

**2. Informal Project Discussion:**

- a. 483 Pleasant Street, Unit 1, scope: Repainting of the exterior in a different color.

Fred Wiersema, the owner of 483 Pleasant Street came before the Commission to discuss changing exterior house color.

- Currently color is pink
- This home is part of a condo association.
- F. Wiersema has researched homes similar to his Mansard Victorian in Cambridge.
- Trim color is currently Ivory, and will remain Ivory.
- F. Wiersema would like a neutral color for the body of the house. Proposed color is, California Paints, "Whooley Tyme."
- Discussion of mullion color - Commission discussed pros and cons of using the same color as trim or same as body of the house for mullions. Commission recommendation is to go a little darker than "Whooley Tyme" color for the mullions. L. Meier advised F. Wiersema to fill out Application for a Certificate of Appropriateness found on HDC website and to submit paint chips and photos of home.
- N. Yazdi will visit home for a visual check of paint color chosen. L. Meier advised that if any major reconstruction work found then the Commission needs to approve.
- F. Wiersema confirmed that he will have two other condo trustees sign off on application.

23 Centre Avenue, scope: Repainting of the exterior of the main house and carriage house accessory structure, and replacing rotting trim

Homeowners indicated prior to the meeting that they will not be able to attend. If the homeowners would like to meet with a few members of the HDC for an informal meeting before the next regularly scheduled meeting S. Gober will communicate this offer.

### 3. Continuing Discussions:

a. Demo Delay Bylaw - update, review draft revisions, vote on recommendation to Town Meeting, preparation for April 13<sup>th</sup> Public Meeting

- L. Meier has filed financial disclosure paperwork with Board of Selectmen (BOS) and Town Clerk since her home is on the Demo delay list. She advised K. Leabo and L. Harrington to do the same since their homes are also on the list. L. Meier learned about the financial disclosure requirement when the Bylaw went before the Bylaw Review Committee (BRC). BRC will review Demo Delay again on 3/29/2017 so she asked K. Leabo and L. Harrington to get this done quickly.
- L. Meier commented on Demolition Delay Bylaw: She reviewed the process undertaken thus far. She stated that HDC can consider 2 options tonight 1) Vote on the Bylaw which is hybrid or 2) Vote on Bylaw as recommended by BRC
- L. Meier and S. Gober discussed their meetings with the BRC; there was robust discussion. The BRC made format changes, had questions on areas and one structural change.
- S. Gober presented a summary of where we are now with edits to the Demolition Delay Bylaw.
- Discussion of Proposed Non-transferability clause; L. Meier recommends deleting this clause at this time due to opposition from both the Planning board and BRC.
- Discussion of Buildings in Local Historic Districts and Municipal buildings - it was recommended that we leave this language.
- BRC edits incorporated also.
- Definition of "Demolition" discussed.
  - This definition should be consistent with building code.
  - It was discussed whether the removal of any major property feature should be considered "Demolition." This definition of "Demolition" does not agree with HDC presentation to the Planning board. L. Meier discussed the reason that the definition of "Demolition" was lengthened.
  - The committee discussed how other Towns defined "Demolition" in their Demolition Delay Bylaws.
  - M. Smith applauded language in the BRC 3/21/17 version. M. Smith argued that if major property features such as porches, entryways, entry platforms and accompanying roofs, decks, dormers or other architectural elements are removed this should be considered "Demolition."
  - J. Wheeler commented that presently the Planning Board supports the Demo Delay Bylaw and the Planning Board is concerned that "porch" language would

lead to Town Meeting failure. J. Wheeler also pointed out that the Demo Delay Bylaw only needs simple majority in Town Meeting.

- L. Harrington discussed how the Demo Delay Bylaw is one of our tools. She suggested that we focus on getting the new List of homes approved as well as the 12 month delay period.
- Conclusion by M. Smith; he asked if there were any other BRC edits we need to know about? S. Gober confirmed that there were no other edits.
- M. Smith moved to approve the language as drafted; Motion approved by a 6-2 vote (M. Smith and N. Yazdi opposed).

b. Consider April 11th Public Meeting for applicants.

- Agreed to proceed with 4/13 date.
- Decided to have next HDC public hearing on 4/20. S. Gober to circulate upcoming dates for HDC committee.

c. Update on HDC Website and vote to approve revised HDC Process Documents.

- K. Fahey commented on HDC responsibility on legend. L. Harrington and L. Meier suggested using different colors or omitting colors on flow chart.
- S. Gober to review the flow chart.
- J. Wheeler made a motion that we add "in the Town Clerk's office" in the first line of the second paragraph of #1 in the Rules and Regulations (insert after "on file"). This motion was approved unanimously.
- K. Fahey made a motion to approve the rules and regulations as amended. This motion was also approved unanimously.

#### **4. New Business:**

a. McLean Barn

- Discussion around future of the McLean Barn and next steps for HDC.

b. Work planning and assignments

- M. Smith suggested that we review the HDC work assignments since L. Meier has been undertaking much of the work of the HDC herself. The committee discussed the List of HDC tasks, membership and collateral duties and new projects. Members volunteered for various tasks going forward.

#### **5. Minutes:**

a. Review and approval of 2/16/17 minutes.

- Motion to approve 2/16/17 minutes by M. Cheeson. Motion approved unanimously.

b. Minutes assignments for 2017

- Assignments discussed.

**Next meeting: Thursday, April 20, 7:00 PM in Town Hall, Board of Selectmen's Room; Minutes: Nushin Yazdi**